

OFFICER REPORT FOR COMMITTEE

DATE: 28/03/2024

**P/23/1074/RM
WELBORNE LAND LTD AND
WELBORNE PYE LTD**

**FAREHAM NORTH
AGENT: PYE HOMES**

RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION P/17/0266/OA (LAND AT WELBORNE) FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE CONSTRUCTION OF 210 DWELLINGS (USE CLASS C3) AND ASSOCIATED INFRASTRUCTURE, ENGINEERING AND ANCILLARY WORKS

WELBORNE, DASHWOOD NEIGHBOURHOOD, LAND NORTH OF FAREHAM

Report By

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1.0 Introduction

1.1 Outline planning permission for Welborne (P/17/0266/OA) was granted on 30th September 2021. This application is one of the first reserved matter applications for residential development at Welborne and is presented to the Planning Committee given the significance of the proposal in the delivery of the new community.

2.0 Site Description

- 2.1 The site is currently a construction site associated with the delivery of the enabling infrastructure, utilities and services for the first phase of development at Welborne. The site comprises of a development area to the north and north west of a proposed primary road to be known as Dashwood Avenue (the subject of application reference P/23/1161/RM reported elsewhere on this Agenda).
- 2.2 The site broadly slopes gently from the north down to the south towards Dashwood Avenue with some variations in ground levels across the whole site.
- 2.3 This application relates to the first phase of development at Welborne by the housebuilder Pye Homes. This Reserved Matters application sits within the Dashwood Neighbourhood (as defined in the Strategic Design Code approved under planning reference P/17/0266/DP/I), a neighbourhood accessed from the proposed Dashwood Avenue, which is the central primary route through the initial development phase of Welborne.

- 2.4 To the west of the application site is the development parcel being brought forward by the housebuilder C G Fry and to the south and east is the development parcel being brought forward by the housebuilder Thakeham Homes and the proposed primary school.
- 2.5 To the north of the site is the Dashwood Suitable Alternative Natural Greenspace (SANG) which sits within the administrative boundary of Winchester City Council.

3.0 *Description of Proposal*

- 3.1 This application seeks reserved matters approval pursuant to outline planning permission P/17/0266/OA for the approval of access, appearance, layout, scale and landscaping for residential development associated with part of the Dashwood Neighbourhood.
- 3.2 The application comprises 210 dwellings, comprising a mix of one, two, three, four, and five bed homes including 19 affordable homes, with associated parking and landscaping.
- 3.3 The proposed layout includes 12 development blocks, most with back-to-back garden arrangements, some are courtyard blocks and others are in a linear arrangement. The housing is comprised of apartment blocks, terraces, semi-detached pairs and detached houses with accommodation over two, two and a half and three storeys.
- 3.4 A number of issues were raised by officers in relation to the application as originally submitted. As a result amended plans have been submitted including development layout/ house type amendments, landscaping amendments, a revised transport statement, amended swept path analysis, amended Drainage Strategy Report (including Waste Water Strategy) and a detailed Ecology note.
- 3.5 The market housing mix would comprise:
- 1 bedroom – 4
 - 2 bedroom – 45
 - 3 bedroom – 74
 - 4 bedroom – 65
 - 5 bedroom - 3
- 3.6 The proposed affordable housing mix would comprise:
- 1 bedroom – 6
 - 2 bedroom – 8

- 3 bedroom – 4
- 4 bedroom - 1

- 3.7 The affordable housing tenure mix would comprise a mixture of affordable rent and shared ownership homes with 12 being shared ownership and 7 being affordable rent.
- 3.8 Vehicular and pedestrian access to the site is achieved through the road provision proposed under P/23/1161/RM (see description of development in application history below).

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Local Plan Part 3: The Welborne Plan

- WEL2 – High Level Development Principles
- WEL4 – Comprehensive Approach
- WEL6 – General Design Principles
- WEL7 – Strategic Design Codes
- WEL23 – Transport Principles for Welborne
- WEL25 – Local Road Transport & Access
- WEL27 – Encouraging Sustainable Choices
- WEL28 – Walking & Cycling
- WEL31 – Conserving and Enhancing Biodiversity
- WEL32 – Strategic Green Corridors and Connections
- WEL33 – Structural Landscaping
- WEL34 – Detailed Landscaping
- WEL41 – Phasing & Delivery

Other Documents:

National Planning Policy Framework (NPPF) 2023
 Welborne Design Guide Supplementary Planning Document
 Welborne Strategic Design Code
 Welborne Streets Manual
 Dashwood Neighbourhood Design Code

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/17/0266/OA	A New Community Of Up To 6000 Dwellings (C3 And C2, Including A Care Home Of Use Class C2) Together With A District Centre (Comprising Up To 2,800M2 Food Store Retail (A1), Up To 2,419M2 Of
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Non-Food Retail (A1) And Up To 2,571M2 Of Other Non-Convenience/Comparison Retail Use (A1 - A5)); A Village Centre (Comprising Up To 400M2 Food Store Retail (A1), Up To 1,081M2 Of Non-Food Retail (A1), A Public House (Up To 390M2 A4 Use) And Up To 339M2 Of Other Non-Convenience/Comparison Retail Use (A1 - A5)); Up To 30,000M2 Of Commercial And Employment Space (B1); Up To 35,000M2 Of General Industrial Use (B2); Up To 40,000M2 Of Warehousing Space (B8); A Hotel (Up To 1,030M2 C1 Use); Up To 2,480M2 Of Community Uses (D1 And D2); Up To 2,200M2 Ancillary Nursery (D1), Health Centre (D1) And Veterinary Services (D1); Retention Of Dean Farmhouse; A Secondary School, 3 Primary Schools; Pre-Schools; Green Infrastructure Including Formal And Informal Open And Amenity Space; Retention Of Some Existing Hedgerows, Grassland, Woodland Areas, Allotments, Wildlife Corridors; All Supporting Infrastructure; Household Waste Recycling Centre; Requisite Sub-Stations; Sustainable Drainage Systems Including Ponds And Water Courses; A Remodelled M27 J10 Including Noise Barrier(S); Works To The A32 Including The Creation Of Three Highway Junctions And New Crossing(S); Distributor Roads (Accommodating A Bus Rapid Transit Network) And Connections To The Surrounding Cycleway And Pedestrian Network; Car Parking To Support Enhanced Use Of Dashwood; Ground Remodelling; Any Necessary Demolition; With All Matters Reserved For Future Determination With The Exception Of The Works To M27 J10 And The Three Highway Junctions And Related Works To The A32.

Permission

30 September 2021

P/22/0867/RM

Reserved matters for access, appearance, landscape, layout and scale for the creation of a north to south bridleway connection on the western side of Welborne including connections to existing public rights of way, the provision of a Car Park to support the use of Dashwood as a SANG, public right of way provision at Fareham Common and requisite utility connections to serve the first phases of development, including any associated hard and soft landscaping, drainage,

construction access, engineering operations and earthworks including details pursuant to conditions 45 (Dashwood Car Park provision) and 56 (Work within 15m of the gas main).

Approved

15 December 2022

P/22/1020/RM

Reserved matters in relation to outline planning permission P/17/0266/OA: for access, appearance, landscape, layout and scale for the construction of haul roads and initial base course road carriageway related to the delivery of initial phases of Welborne to the north of Knowle Road, including any associated drainage, soil movement, utility connections, substations, construction access, engineering operations and earthworks including details pursuant to conditions 13 (compliance with the Site Wide Biodiversity Enhancement Strategy), 16 (scale, materials, design and landscaping), 17 (levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology mitigation), 29 (Trees) and 56 (Crossing of the gas pipeline)

Approved

15 December 2022

P/23/1161/RM

Reserved Matters in relation to outline planning permission P/17/0266/OA, Land at Welborne for the layout, appearance and landscape for sections of the initial phases of road provision associated with planning permission P/22/1020/RM including any associated hard and soft landscaping, lighting, drainage, utility connections, construction access, engineering operations and earthworks, including Details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 27 (Surface Water Drainage), 28 (Ecology Mitigation) and 34 (Access)

**Under
consideration**

P/23/0213/RM

Application for reserved matters approval for the appearance, landscape, layout and scale for the creation of a foul pumping station and associated connections to the first phases of Welborne, including

any associated hard and soft landscaping, drainage, utility connections, construction access, engineering operations and earthworks, including adjustments to footpath connections and drainage details associated with P/22/0867/RM and P/22/1020/RM, and details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation) and 29 (Arboriculture) of P/17/0266/OA

Approved

16 August 2023

P/23/1175/RM

Reserved matters pursuant to the outline Planning Permission P/17/0266/OA for the appearance, landscape, layout for the realignment of a section of Knowle Road, the provision of raised carriageway sections of Knowle Road, cycleway improvements, including any associated hard and soft landscaping, lighting, drainage, utility connections, construction access, engineering operations and earthworks, including Details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation), 29 (Trees), 34 (Access).

**Under
consideration**

P/23/1178/RM

Reserved matters in relation to outline planning permission P/17/0266/OA, Land at Welborne, for the appearance, landscape, new access junctions to Knowle Road, cycleway improvements, including any associated hard and soft landscaping, lighting, drainage, utility connections, construction access, engineering operations and earthworks, including Details Pursuant To Conditions 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 34 (Access).

**Under
consideration**

P/17/0266/DP/I

Details pursuant to Condition 9 (Strategic Design Code) and Condition 10 (Streets Manual) of P/17/0266/OA: Welborne - A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non-food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite sub-stations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

Approved 10 January 2024

P/17/0266/DP/O

Detail Pursuant to Condition 11 (Neighbourhood Design Codes: Dashwood and Chesterfield) of Planning Permission P/17/0266/OA - New community

of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m² food store retail (A1), up to 2,419m² of non-food retail (A1) and up to 2,571m² of other nonconvenience/ comparison retail use (A1 - A5)); a village centre (comprising up to 400m² food store retail (A1), up to 1,081m² of non- food retail (A1), a public house (up to 390m² A4 use) and up to 339m² of other nonconvenience/ comparison retail use (A1 - A5)); up to 30,000m² of commercial and employment space (B1); up to 35,000m² of general industrial use (B2); up to 40,000m² of warehousing space (B8); a hotel (up to 1,030m² C1 use); up to 2,480m² of community uses (D1 and D2); up to 2,200m² ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, Primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite substations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32 at Welborne, Land North Of Fareham, Fareham.

**Under
consideration**

P/17/0266/DP/Z

Details Pursuant to Condition 39 (Neighbourhood Housing Statement) of planning permission P/17/0266/OA; Welborne - for Chesterfield (part) and Dashwood neighbourhoods only.

Approved

28 February 2024

6.0 Representations

6.1 Two comments were received during the initial publicity period from a resident of Fareham and Wickham and Knowle Parish Council raising the following concerns:

- Car favoured roads – not enough priority given to pedestrians and cyclists
- Need raised tables to slow vehicles down
- Support the objection from Hampshire Highways

6.2 Comments were received from The Fareham Society after the initial publicity period had closed who made the following points:

- Pleased to see attractive house designs and layouts that allow for parking to sides and in rear parking courts
- No breakdown of the tenure split of the affordable housing has been provided and this must meet the requirements of the outline permission.

6.3 Amended plans were submitted and a further publicity undertaken during which further comments were received from The Fareham Society after the publicity close date which raised the following:

- Noted that the tenure split for the affordable housing has now been submitted and this must meet the requirements in the outline permission.

7.0 Consultations

EXTERNAL

Active Travel England

7.1 No objection subject to a condition requiring submission of details of walking/ cycling infrastructure including works to the adopted highway, comprising: the proposed Greenway shared path, pedestrian and cycle access points and crossing points.

Natural England

7.2 Final comments awaited.

Hampshire County Council (Lead Local Flood Authority)

7.3 No objection.

Hampshire County Council (Highways)

7.4 No objection

Hampshire & Isle of Wight Constabulary (Designing Out Crime)

7.5 Gates should be fitted to car parking areas. Cycle and bin stores should be separate.

Scotia Gas Networks

7.6 No reply received to detailed consultation.

Southern Water

7.7 The sewer services at this location are the responsibility of ICOSA. The connection/ discharge points to the public network and agreed discharge flow rates must be compliant with inset/ New Appointment and Variations (NAV) agreements terms.

Portsmouth Water

7.8 No objection.

Winchester City Council

7.9 No objection.

ICOSA Water

7.10 No objection.

INTERNAL

Hampshire County Council (Ecology)

7.11 No objection subject to condition requiring compliance with submitted ecology reports.

Trees

7.12 No objection.

Streetscene (Refuse and Recycling)

7.13 No objection subject to approval of the revised swept path analysis tracking by the appointed Transport Planner.

Environmental Health (Pollution)

7.14 No objection.

Environmental Health (Contaminated Land)

7.15 No objection.

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Principle of the Development;
- b) Layout;
- c) Scale;
- d) Appearance;
- e) Affordable Housing;
- f) Cycling and Car Parking
- g) Refuse and Recycling
- h) Landscaping and Planting
- i) Onsite biodiversity
- j) Impact on habitat sites

a) Principle of the Development

8.2 Outline planning permission for Welborne was granted in September 2021 under reference P/17/0266/OA. The site of the outline planning permission includes land on the north and south sides of the existing Knowle Road.

8.3 The outline planning permission included the approval of a number of Parameter Plans, relating to open space and green infrastructure, access roads and junctions, application boundary, land use, building heights and density.

8.4 This application is made pursuant to Condition 16 of the outline planning permission which requires that:

'An application for the approval of the following reserved matters for any area within a neighbourhood (as defined in the Neighbourhoods Plan within the Strategic Design Code) shall be submitted to and approved in writing by the Local Planning Authority and shall include, where relevant:

- *Scale and external appearance including layout of the development;*
- *Landscaping (hard and soft) including a landscape design showing the planting proposed to be undertaken, the means of forming enclosure, the materials to be used for paved and hard surfaces and an implementation plan;*

- *The design of all buildings and infrastructure, including details of materials to be used;*
- *Statement of compliance with Neighbourhood Design Code.'*

8.5 As detailed in the planning history section above the Strategic Design Code for Welborne was approved under reference P/17/0266/DP/I. The Strategic Design Code sets out the neighbourhoods at Welborne. This application relates to the first phase of residential development by Pye Homes within the Dashwood Neighbourhood. The submitted Dashwood Neighbourhood Design Code is included for Members' consideration elsewhere on this Planning Committee agenda (application reference P/17/0266/DP/O).

8.6 Having considered the proposals against these design codes, Officers consider the proposal will deliver an exceptionally high-quality development, complying with both the Strategic Design Code and the technical checklist which forms part of the Dashwood Neighbourhood Design Code. The following paragraphs explain in more detail how the proposals reflect and accord the relevant key components set out in the design codes.

b) Layout

8.7 The proposed density is approximately 28 dwellings per hectare, which accords with the approved Residential Density Parameter Plan and Structuring Plan.

8.8 The proposal includes two tertiary streets which lead off Dashwood Avenue. These have been designed in accordance with the Welborne Streets Manual and include verges and trees. The street network will provide a strong landscape structure, allowing for visual and physical connectivity including a green link through the centre of the site.

8.9 Two vehicular accesses are proposed to serve the application site from the main primary road network (Dashwood Avenue). Further accesses are proposed south of the application site off of Dashwood Avenue within the Dashwood Neighbourhood under the application submitted by CG Fry (reference P/23/1028/RM).

8.10 The proposed layout includes back-to-back garden blocks and also some courtyard blocks to provide off street parking for rows of terraced dwellings. These courtyard blocks are arranged so that there is a level of activity to them with some having flats over garages and/ or windows overlooking them to aid with natural surveillance of the area.

- 8.11 Courtyard 'lanes' are proposed, with coach houses (flats over garages) above parking areas providing overlooking and passive surveillance. Courtyard blocks are also proposed which provide a strong built form frontage to Dashwood Avenue and some of the internal tertiary streets with parking in the rear courts or to the side of buildings.
- 8.12 A number of additional windows have been added to the houses to ensure that increased levels of natural surveillance are achieved. This could be over courtyard parking areas as well as simply down driveways between two homes. A high degree of natural surveillance of these areas all helps with the objectives of designing out of crime.
- 8.13 There is pedestrian connection throughout the layout, overlooked by adjacent buildings, providing enhanced east to west permeability between western courtyard parcels all the way through to Dashwood Park.
- 8.14 The Hampshire & Isle of Wight Constabulary (Designing Out Crime) Officer raised a number of points some of which have been addressed with the revised layout or can be dealt with by securing details of lighting, planting and boundary treatment by planning condition.
- 8.15 The coach houses have a small area of defensible space delineated by a change in ground surface material to the front of each unit, opening onto courtyards or secondary roads.
- 8.16 There are a number of access ways to the rear of terraced dwellings in order to provide access to rear gardens. It is not possible to completely remove this design element but some of the amendments have resulted in a reduction of rear access points.
- 8.17 The property garden depths meet the requirements of the Strategic Design Code. The majority will have a minimum 11 metre garden depth; a small number have a minimum of 9-11 metres depth, however, whilst shorter in depth, they exceed the minimum area to ensure that there remains adequate amenity space for each unit. All houses have a minimum of 68 square metres garden area.
- 8.18 The Strategic Design Code states that communal gardens should typically include 25 metres squared of private amenity space per unit. However, it does allow for a reduction in this provision for apartment blocks that are located close to areas of public open space.
- 8.19 There are 3 apartment blocks located within the site, all of which have communal garden areas. Where the areas do not provide for 25 square

metres of amenity space per unit they are located close to areas of public open space.

- 8.20 In addition to garden depth and amenity areas, the layout ensures that there are acceptable levels of privacy by ensuring that there is adequate separation from neighbouring windows into gardens at close quarters.
- 8.21 A pocket green space has been proposed to the north east of the site which is to include play provision of a natural design to reflect the Woodland Character Area.
- 8.22 A green link is proposed running from the north east to the south west of the site where it will continue through the C G Fry parcel of land. This green link allows access through to Dashwood Park and the Chesterfield Primary School and includes block paved level crossing areas where the green link crosses the streets to give priority to pedestrians and cyclists.

c) Scale

- 8.23 The scheme consists of 2, 2.5 and 3 storey residential buildings, with a range of single storey ancillary buildings.
- 8.24 The proposal includes houses up to 3 storeys along Dashwood Avenue reflecting the heightened status of this primary street; and fronting onto Dashwood Park; elsewhere, buildings are typically 2 storeys with a few 2.5 storey houses. This is in accordance with the approved Building Heights Parameters Plan and the Structuring Plan approved under the outline planning permission and as echoed in the Strategic Design Code.

d) Appearance

- 8.25 The dwellings are proposed in Garden City Arts & Crafts and Queen Anne styles and material palettes. The design of the development is inspired by early twentieth Century Garden City Movement with buildings in both formal and informal styles using various shades of red brickwork with quoining details and white painted timber sash or casement windows.
- 8.26 The proposed layout includes a transition edge to the primary road network (Dashwood Avenue) to the south. The Strategic Design Code sets out that these edges between neighbourhoods and other amenities need careful consideration and to ensure that there is a complementary relationship between adjoining neighbourhoods through street scene design, architecture and material choices. The Dashwood Avenue edge is a location where the Dashwood neighbourhood borders the Chesterfield neighbourhood, which has

differing built form characteristics. As a result the frontage along Dashwood Avenue will have a relatively uniform material palette treatment, with buildings in the two neighbourhoods built in a similar or complementary brick.

- 8.27 The front boundaries of the properties are predominantly planted with hedges with some railings present in appropriate locations such as those properties fronting onto Dashwood Park and Dashwood Avenue.

e) Affordable Housing

- 8.28 The proposal includes two clusters of affordable housing, with eleven dwellings in one cluster, and eight in the other.
- 8.29 The western cluster of 11 dwellings will provide houses of between 2 and 4 bedrooms arranged around a rear parking courtyard all with private gardens.
- 8.30 The eastern cluster is comprised of 8 apartments, 6 of which are situated within an apartment block and two are flats over garages situated in the rear parking courtyard.
- 8.31 A Neighbourhood Housing Statement has been submitted pursuant to the relevant planning condition on the outline planning permission (application reference P/17/0266/DP/Z). This Statement covers the development in Dashwood neighbourhood and part of the Chesterfield neighbourhood. The Statement has regard to the three planning applications for the development of the initial residential phases at Welborne; including this application and those of housebuilders Thakeham (reference P/23/1075/RM) and C G Fry (reference P/23/1028/RM), which are located in both the Chesterfield and Dashwood neighbourhoods of Welborne. The Statement also has regard to the proposal from Buckland Development for the delivery of the Village Centre (reference P/23/1644/RM) – which is within Chesterfield neighbourhood.
- 8.32 Schedule 10 of the Section 106 Legal Agreement for the outline planning permission (reference P/17/0266/OA) states that not less than 10% of the total number of residential units in a neighbourhood shall be provided as affordable housing units “...unless otherwise agreed with the Borough Council”.
- 8.33 Following discussions between the applicant and the Council, it has been agreed that a block of 14 affordable rented older person apartments would be delivered in the Village Centre (under planning application reference P/23/1644/RM). That older persons block will comprise 12 x one bedroom units and 2 x two bedroom units. This area will fall within the boundaries of the Chesterfield neighbourhood.

- 8.34 The delivery of 14 affordable rented units in the Village Centre will result in an over provision of affordable housing in this location, when related to the provision of dwellings as part of the Village Centre proposal. However, given the amenities to be provided at the Village Centre, this location has been negotiated with Fareham Housing as an acceptable location for the older persons units.
- 8.35 In light of this Village Centre over-provision the three reserved matters applications for the rest of phase 1, of which this application is one (along with the applications by C G Fry and Thakeham homes), will deliver below 10% affordable housing, on the basis that the shortfall is addressed through the provision as part of the Village Centre proposals. In case of this application 9.05% affordable units will be delivered comprising seven rented and twelve shared ownership dwellings.
- 8.36 To ensure the creation of a mixed, integrated and socially inclusive community, the affordable housing will be developed to the same design and construction standards as the market housing (tenure blind)
- 8.37 The Affordable Housing Delivery Manager at Fareham Housing has been consulted during the course of the application and has stated that the application provides an acceptable affordable housing mix when considered across the whole neighbourhood.

f) Cycling and car parking

- 8.38 A variety of different car parking solutions are proposed, allowing the most convenient solution to be provided for individual homes, and minimising the impact of the car in streets with varying character.
- 8.39 As per the Strategic Design Code and the Welborne Design Guide Supplementary Planning Document (SPD) garages will not normally count towards overall parking provision.
- 8.40 The Strategic Design Code dictates that if a combination of allocated (eg. on plot) and unallocated spaces (eg. space in a verge) are planned for an individual dwelling, the overall parking provision required will achieve the allocated parking spaces requirement in terms of numerical spaces if this approach had been taken.
- 8.41 In this case the one bedroom, two bedroom and three bedroom homes all meet the allocated parking standard. This is through the use of driveways, car barns and courtyard parking areas.

- 8.42 Some of the four bed houses which require three spaces, however, include the provision of a garage as their third space with two further spaces on a driveway or in a parking court. Consistent with the SDC these garages have not been counted as a parking space. The consequence of this is that the parking for these homes is provided through a combination of on plot provision through the use of driveways and a third space on the street.
- 8.43 Not every four bed roomed house requires this on street 'third' space; a number of these units have adequate driveway space to park three cars as per the parking standard and still include a garage. However, where there is a need for the 'on-street' spaces these are unallocated but have been designed to be as close to the house to which they serve as reasonably practicable when taking into account the other facets of the street design (drainage, trees, lighting, verges etc...).
- 8.44 Furthermore, so as to not reduce the quantum of visitor parking through the use of the on-street spaces as the "third space" for the four bedroom homes, the number of visitor spaces provided also meets the parking standard for visitor parking (0.2 spaces per dwelling).
- 8.45 Buckland has prepared a phase 1 parking plan to illustrate the combined extent of on street parking across all three housebuilder reserved matter areas. Some of the proposed on street parking spaces are to be provided along Dashwood Avenue and within the Thakeham parcel (so, outside of the application site). The application therefore relies on the delivery of the parking along the primary road network at Welborne (P/23/1161/RM) in order to provide adequate parking provision to service the development. The first phase as a whole provides more than the necessary visitor parking required for the overall number of units when measured against the Council's car parking standards.
- 8.46 Cycle storage is proposed in-line with the Council's requirements.
- 8.47 The government's statutory consultee in relation to active travel, Active Travel England (ATE), recommend approval of the application subject to the walking/cycling infrastructure including works to the adopted highway, complying with the conditions set out in the outline planning permission.

f) Refuse and recycling

- 8.48 For all houses, refuse and recycling bins will be stored within designated areas in rear gardens. All houses will be provided with secure, gated access to their rear garden. On collection day, householders will move their bins from

the rear garden to the kerb side collection point.

- 8.49 Refuse and re-cycling storage for apartments will be provided in stand-alone, purpose built communal structures.
- 8.50 Tracking drawings have been provided to demonstrate that a refuse vehicle can navigate the roads and rear courtyard blocks. Subject to the Highway Authority finding these sweep path plans acceptable and ensuring there is no conflict between the vehicle movements with boundaries, parking areas or at footpath crossing locations, the Council's Street Scene team are satisfied the refuse and recycling details and the design approach are acceptable.

g) Landscaping and planting

- 8.51 The landscape and planting strategy accords with the Dashwood Neighbourhood Design Code, namely:
- Tree planting, verges, hedge-lined frontages and open spaces that respond to the woodland character. The mature woodland context will contribute to a verdant setting for the dwellings.
 - The proposal supports the Welborne Garden Village vision for tree-lined streets, the species of which are selected to accord with the Street Design Manual.
 - A pocket park has been incorporated into the layout which will contribute to an attractive outlook for the dwellings sited around it, with flexible opportunities for informal play and amenity.
 - Frontages alongside streets are defined with hedges and garden spaces. Narrower frontages comprise planting or paving.
- 8.52 The proposed hard landscaping palette is in accordance with the Dashwood Neighbourhood Design Code and the Welborne Streets Manual.
- 8.53 Primary frontages to dwellings are consistently defined with hedgerows. Parking courts and rear garden boundaries visible from the street comprise brick walls with detailing including climbing plants for wildlife benefit and visual amenity. Rear garden fences adjoining parking courts shall be secured with capped close board timber fencing, while traditional woven panels will be erected to separate gardens. The detail of these areas will be important.

8.54 The landscape proposals accord with the approved Open Space and Green Infrastructure Parameter Plan, the Strategic Design Code and Policies WEL6, WEL7, WEL32, WEL33 and WEL34 of The Welborne Plan.

h) Onsite biodiversity

8.55 The land currently has little biodiversity value. The proposed development enables the opportunity to enhance the biodiversity value of the land. This reserved matters application proposes to increase biodiversity within the residential parcels through a range of enhancements, including:

- Integrated bat box, swift box, sparrow terrace, and bee bricks installed in the dwellings
- Hedgehog access holes within fence panels
- Amenity grassland sown with flowering lawn seed mix
- Landscape planting will be native or cultivar species with wildlife benefits

8.56 In light of the biodiversity enhancements proposed, the details meet the requirements of Policy WEL31 of The Welborne Plan.

i) Impact on habitat sites

8.57 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within The Solent which are of both national and international importance.

8.58 In light of their importance, areas within The Solent have been specially designated under UK/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are referred to as National Site Network (NSN) sites.

8.59 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated sites. This is done following a process known as an Appropriate Assessment. The Competent Authority is responsible for carrying out this process, although they must consult with Natural England and have

regard to their representations. The Competent Authority is the Local Planning Authority.

- 8.60 A “Shadow” Appropriate Assessment and Nitrogen Budgets Supporting Information document has been submitted with the application to aid the Council in its role as Competent Authority when carrying out the Appropriate Assessment. Natural England in response to a consultation on the application indicated that the originally submitted Shadow Appropriate Assessment lacked information relative to the impact of the development on the New Forest Designated Sites and the Nitrate Mitigation package.
- 8.61 The applicant has since submitted a revised Shadow Appropriate Assessment to address the concerns of Natural England. This Council has also completed its own Appropriate Assessment to assess the likely significant effects of the development on the NSN concluding that there are no likely significant effects either alone from this development or in combination with other developments. The Council agrees with the findings in the applicants Shadow Appropriate Assessment and has, therefore, adopted the applicants Shadow Appropriate Assessment as its own. The key considerations for the assessment of the likely significant effects in the adopted Assessment are set out below.
- 8.62 Firstly, in respect of Recreational Disturbance, the development is within 5.6km of The Solent SPAs and is therefore considered to contribute towards an impact on the integrity of the Solent SPAs as a result of increased recreational disturbance in combination with other development in The Solent area. The applicant is providing on site SANG across the Welborne site, secured through the outline planning permission to mitigate against this impact alongside a proportionate contribution to the Solent Bird Aware project.
- 8.63 In addition to the above and since the grant of outline planning permission, research undertaken by Footprint Ecology has identified that planned increases in housing around the New Forest designated sites will result in a marked increase in use of the sites and exacerbate recreational impacts. It was found that the majority of visitors to the New Forest designated sites on short visits/day trips from home originated from within a 13.8km radius of the sites referred to as the ‘Zone of Influence’ (Zol). The site does not fall within the Zol, however, is located within the buffer zone of 15km from the edge of the New Forest NSN and therefore, there is a need for the New Forest NSN sites to be included in the Appropriate Assessment.
- 8.64 Natural England’s response to the consultation on the application and the initially submitted Shadow AA has stated that, whilst significant levels of onsite green infrastructure are to be provided at Welborne, which would address the impacts of the development “alone” on the New Forest NSN sites, there is still

likely to be other residual trips “in combination” with other sites. Natural England has therefore suggested that, in addition to the onsite green infrastructure, full contributions should also be sought in accordance with the Council’s adopted interim solution for managing the impacts upon the New Forest.

- 8.65 The Council’s Interim solution does not include the additional Zol of up to 15km sites and as such the methodology for calculating the per-dwelling contribution based on development pressures in the Zol are likely to be different. The revised Shadow Appropriate Assessment sets out in detail how the green spaces on site will over-provide against the required SANG standards for the early residents at Welborne and that significant, high quality green infrastructure is to be provided on the site close to the first homes and is phased for delivery such that, by the time the critical mass of population is reached whereby the provided SANG is needed to function for its intended purpose, other green infrastructure will be in place. The Council agrees with the conclusions of the Shadow Appropriate Assessment that the provision of on site, high quality open space will fully mitigate the impacts of the development upon the New Forest NSN sites both alone and in combination with other plans and projects. The Council therefore, considers that a financial contribution is not required as well and considers this a suitable level of mitigation.
- 8.66 Secondly in respect of the impact of the development on water quality as a result of surface water and foul water drainage, Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the NSN. When considered alone and in the absence of mitigation the proposal will increase nitrogen loading to the water environments. However, as set out within the Shadow Appropriate Assessment, the proposed nitrogen loading from the development of the application site when assessed together with the agricultural land taken out of agricultural use will ensure that the impacts are neutralised.
- 8.67 The areas of land that have been calculated as necessary to cancel out the additional loading generated by the new residential development within the Reserved Matter Application is shown in paragraph 6.10 of the Shadow AA (paragraph 6.6 of the Shadow AA shows all of the land identified to be removed from agricultural use to address all three housebuilder Reserved Matter Applications). A suitably worded planning condition will provide certainty that the identified land will be secured as nitrate mitigation land

should further development not come forward.

- 8.68 As indicated above, the Council has adopted the applicants' Shadow Appropriate Assessment. The Habitat Regulations require the Council as Competent Authority to have regard to the advice of Natural England and the advice provided. The Council is entitled to place considerable weight on the opinion of Natural England, as the expert national agency with responsibility for oversight of nature conservation, and ought to do so absent good reason not to. In this case, however, the Council is of the view that there are good and cogent reasons to depart from Natural England's initial advice regarding the requirement for a financial contribution which are set out above and within the Council's Shadow Appropriate Assessment. The Council is awaiting a response from Natural England on the Shadow Appropriate Assessment.

9.0 Summary

- 9.1 This application is one of the first residential parcels for Welborne. The exceptionally high standard of design proposed in this application will set a precedent for the detailed quality and design approach expected for future development. The reserved matters application accords with the requirements set out on the outline planning permission and the policies of The Welborne Plan, in addition, to the Design Codes, Streets Manual and the approved site-wide Housing Strategy.

10.0 Recommendation

- 10.1 Subject to consideration of any comments received from Natural England in response to the consultation on the Council's Appropriate Assessment and consideration of any additional conditions or modifications to the proposed conditions that they may recommend.

THEN

- 10.2 **APPROVE RESERVED MATTERS**, subject to the conditions to be provided within the Update Report to Committee.

THEN

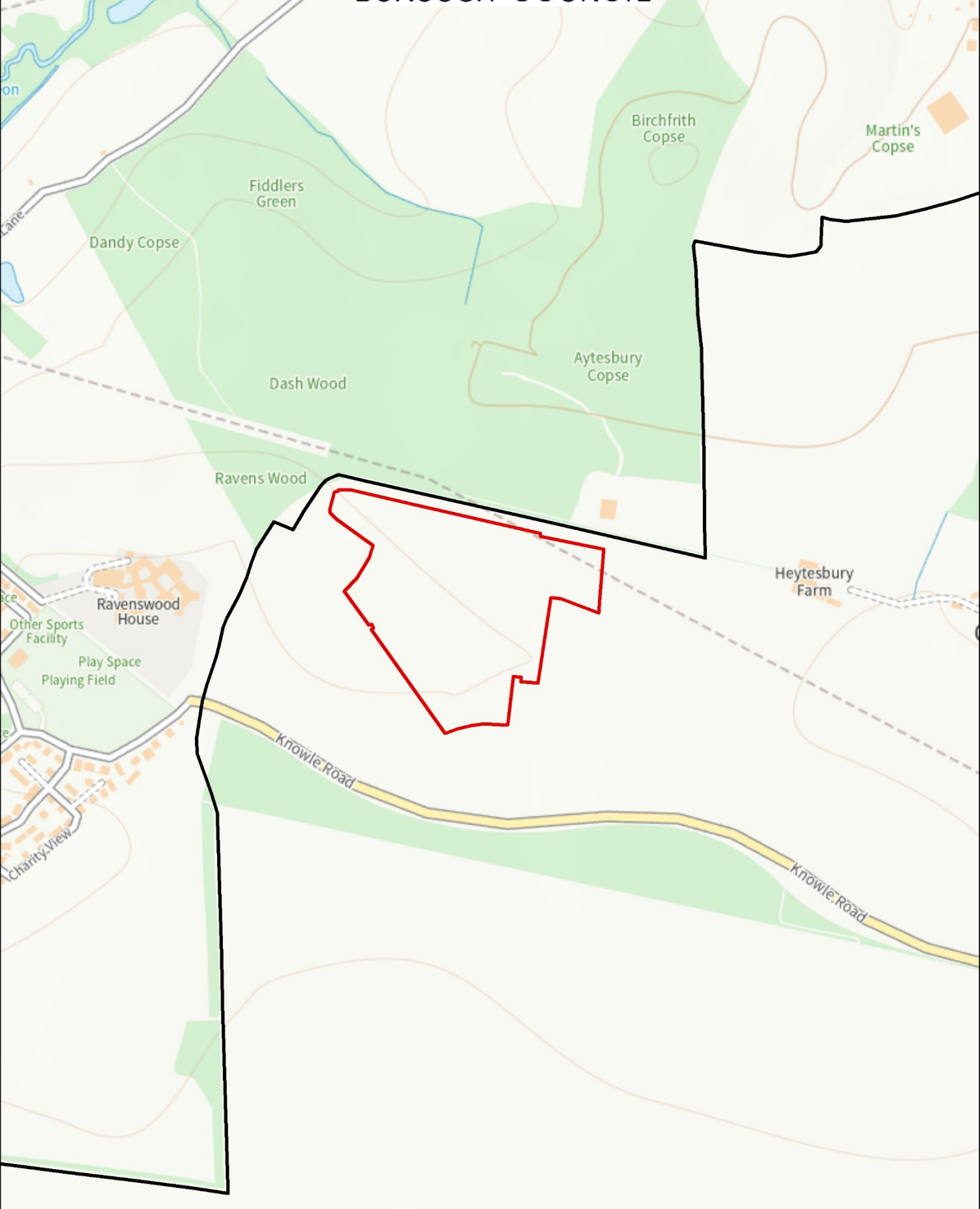
- 10.3 DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

11.0 Background Papers

- 11.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



Dashwood Neighbourhood
Welborne, Land North of Fareham
Scale 1:7,000



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